

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode

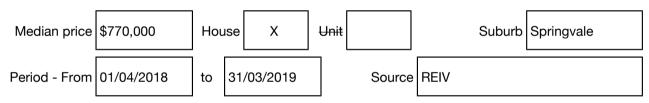
S 43 Gunther Avenue, Springvale Vic 3171
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Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between	\$650,000	&	\$715,000
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Median sale price



Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property		Price	Date of sale
1	30 Glenwood Dr SPRINGVALE SOUTH 3172	\$720,000	13/04/2019
2	5 Treesbank Av SPRINGVALE 3171	\$720,000	15/01/2019
3	22 Ellen St SPRINGVALE 3171	\$640,000	08/12/2018

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

Account - Roger Davis Wheelers Hill | P: 03 95605000

propertydata

Generated: 07/05/2019 11:29

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.





Rooms: Property Type: Agent Comments Indicative Selling Price \$650,000 - \$715,000 Median House Price Year ending March 2019: \$770,000

Comparable Properties



30 Glenwood Dr SPRINGVALE SOUTH 3172 Agent Comments **(REI)**



Price: \$720,000 Method: Auction Sale Date: 13/04/2019 Rooms: 6 Property Type: House (Res) Land Size: 742 sqm approx

5 Treesbank Av SPRINGVALE 3171 (VG)

Agent Comments



Price: \$720,000 Method: Sale Date: 15/01/2019 Rooms: -Property Type: House (Res) Land Size: 692 sqm approx



22 Ellen St SPRINGVALE 3171 (REI/VG)



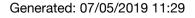
Price: \$640,000 Method: Auction Sale Date: 08/12/2018 Rooms: 4

Property Type: House (Res) Land Size: 540 sqm approx

Agent Comments

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